

● SEATTLE

Seattle

Building Permit Report

May 2025

Monthly analysis of permit volume, project types, housing activity, and construction values sourced from City of Seattle public permit records.

Total Permits

New Construction

Est. Project Value

Housing Units Added

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Permit Volume Overview

Seattle issued **625 building permits** this month. Addition and alteration work led volume at **424 permits (67.8%)**, covering everything from residential remodels to commercial interior upgrades. New construction represented **104 permits (16.6%)**, while demolitions totaled **42 (6.7%)**. Residential projects made up **74.4%** of total activity, with non-residential at **25.6%**.

Permit Type	Count	Share
Addition / Alteration	424	67.8%
New Construction	104	16.6%
Demolition	42	6.7%
Tenant Improvement	18	2.9%

Project Class Breakdown

Single family and duplex projects dominated Seattle's permit activity this month, representing **399 permits (63.8%)**. Commercial work accounted for **112 (17.9%)**, while multifamily residential — a high-priority category for Seattle's housing goals — contributed **66 permits (10.6%)**.

Permit Class	Count	Share
Single Family / Duplex	399	63.8%
Commercial	112	17.9%
Multifamily	66	10.6%
Institutional	45	7.2%
Industrial	2	0.3%

Project Valuation

The combined estimated project cost of all permitted work this month totaled **\$242.6M**, with an average project cost of **\$392,532**. Seattle ranks among the most expensive construction markets in the Pacific Northwest, driven by strong tech-sector demand, dense urban infill, and significant multifamily and commercial development activity. These valuations are contractor-declared at time of permit application.

\$242.6M

Total Est. Project Value

\$392,532

Avg. Project Cost

Housing Activity

Seattle's permit data includes detailed housing categories that reveal where residential construction is focused. This month, permitted projects are set to add **620 housing units** to the city's supply. Middle housing — a category that includes duplexes, triplexes, townhomes, and cottage clusters — remains a key focus under Seattle's expanded zoning policies. The table below shows the top housing categories active this month.

Housing Category	Permits	Share
Single-Family Add/Alt	216	34.6%
Middle Housing	112	17.9%
Commercial Add/Alt	76	12.2%
Housing - Other	5	0.8%
Pre-Approved DADU Plans	4	0.6%

Top Zoning Designations

Seattle's zoning designations indicate the land use context of permitted projects. Neighborhood Residential (NR) zones cover most of the city's single-family and middle-housing activity, while Lowrise (LR) and Neighborhood Commercial (NC) zones are where multifamily and mixed-use construction is concentrated. The table below shows the six most active zoning designations this month.

Zoning	Permits	Share
NR3	242	38.7%
NR2	70	11.2%
LR2	34	5.4%
LR1	34	5.4%
SM-SLU	16	2.6%
LR3	16	2.6%

Get the Full List

This report summarizes Seattle's permit landscape for May 2025. BCAR DATA's monthly lead lists give you the actual permit records — property address, permit type, project description, and estimated cost — delivered straight to your inbox every month.

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